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City of Falls Church

Meeting Date: 5-11-09	Title: Authorizing the City Manager to Advertize the Sale of Real Property at 215 South Lee Street	Agenda No.: 10 (b) (4)
Proposed Motion: Authorize the City Manger to advertise the sale of real property located at 215 South Lee Street, solicit offers, and refer the sale to the Planning Commission for their recommendation and return for public hearing and action by City Council on June 22, 2009.		
Originating Dept. Head: Howard Herman, General Manager Community Services HEH 5/7/09		Disposition by Council:
City Manager: Wyatt Shields 703-248-5004 FWS 5/7/09	City Attorney: John Foster 703.248.5010 JEF 5-7-09	CFO: John Tuohy 703.248.5092

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5 REQUEST: Authorize the City Manager to advertise the sale of 215 South Lee Street, solicit
6 offers, and refer the sale to the Planning Commission for their recommendation and return for
7 public hearing and action by City Council on June 22
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9 RECOMMENDATION: Pass motion as proposed.
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11 BACKGROUND: The City of Falls Church purchased 215 South Lee Street in November of
12 2007 with the expressed desire to provide an access point to Hamlett Park from Lee Street and to
13 allow for the completion of a pedestrian/bike trail through Hamlett Park that would run from
14 West Broad Street to the pedestrian/bike trail that parallels Tripps Run adjacent to Thomas
15 Jefferson Elementary School.
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17 In 2008 a firm was retained to complete a site plan for Hamlett Park to include design of the
18 pedestrian/bike trail and the access trail to the park from Lee Street. The preliminary work on
19 that plan has demonstrated that it is possible to subdivide the lot at 215 South Lee Street keeping
20 the house on one lot of approximately 13,500 square feet and having a second lot of
21 approximately 4,700 square feet that would be large enough to complete the trail through the
22 park. An easement that would allow for access to the park from Lee Street can be located on the
23 larger 13,500 square foot lot.
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25 Subdividing the lot in this manner would allow the City to sell the house and approximately
26 13,500 square feet of land with the proceeds from the sale being used to fund future park
27 development or open space acquisition.
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29 FISCAL IMPACT: The City would receive an undetermined sum for the purchase of the
30 property.
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32 TIMING: Normal. Staff would like to solicit offers for the property as soon as possible so that
33 site plan work can be completed incorporating the new boundary lines and easements.
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